

ZONE CHANGE APPLICATION CHECKLIST

Applicant York Acquisitions, LLC
Address 1301 S Capitol of TX Hwy, Suite B201
Austin, TX 78746
Phone No. 512-970-1317
Case No. Z-19-2

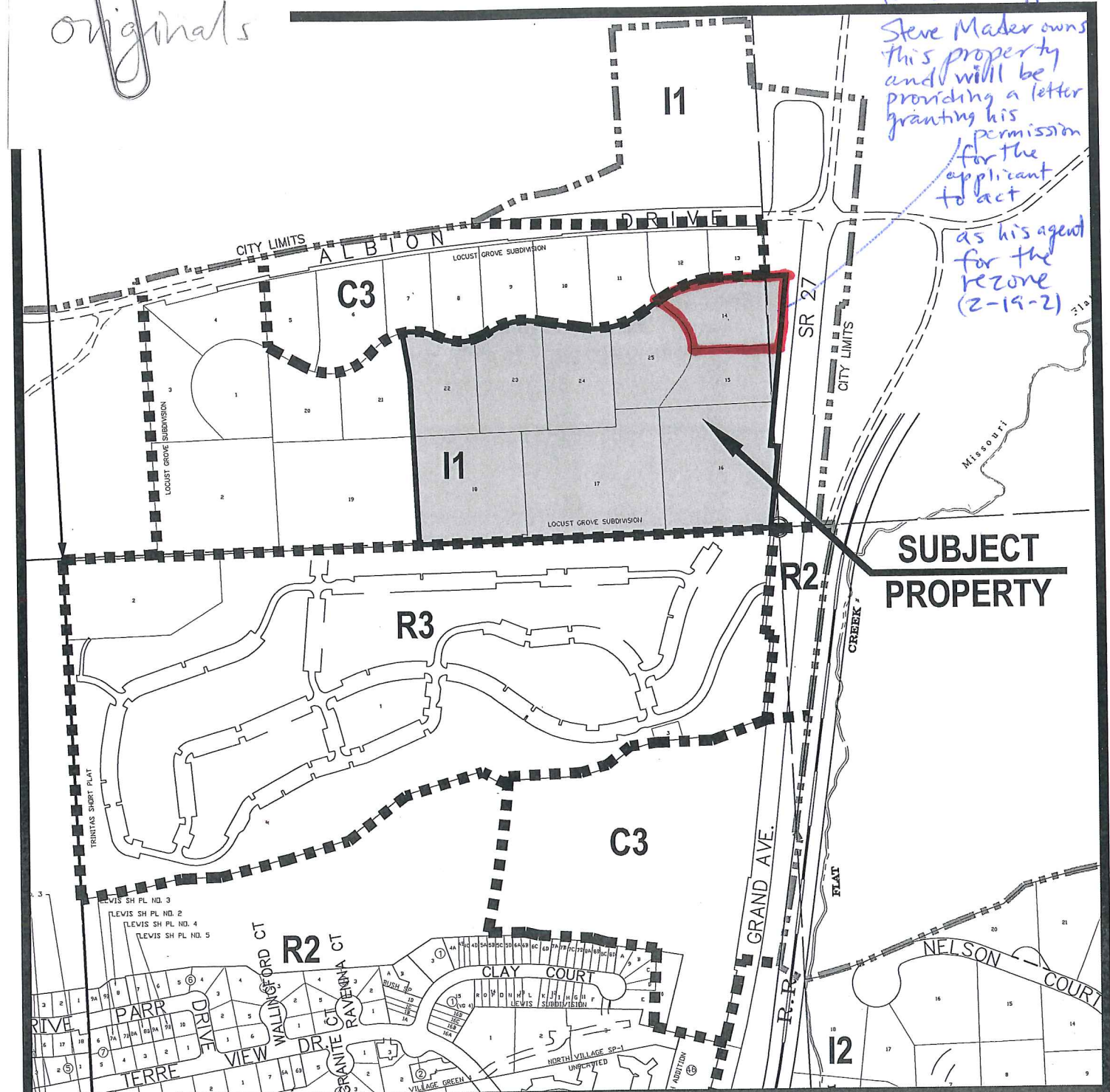
-
- 09/13/19 application submitted
- 9/19/19 review application materials
- ☒ application form
 - ☒ findings of fact
 - ☒ adjacent property owners list
 - ☒ legal description
 - ☒ application fee
 - ☒ environmental checklist - *Submitted 8/27/19; Findings issued 9/17/19*
 - ☒ proof of ownership/permission from owner - *submitted 9/19/19*
- 8/27 process environmental checklist if project is not categorically exempt (SEPA comment period and appeal period must be completed prior to public hearing)
- 9/19 transmit legal description to engineering for approval and revision to city's standard format
- 9/19 ask planning aide to prepare Location and Zoning Map
- 9/21 check adjacent property owners list/submit for typing
- 9/19 accept application as complete [P.C.C. 17.175.030(2)] and add to index
- _____ distribute notice of application to the following:
- ☐ Public Works Director
 - ☐ Building Inspector
 - ☐ Fire Prevention Officer
 - ☐ School District Business Mgr.
 - ☐ Police Chief
 - ☐ Parks Superintendent
 - ☐ Recreation Superintendent
- _____ prepare notice of public hearing (hearing must be held within 90 days of date application accepted as complete)
- _____ email notice of public hearing to newspaper (observe 11:00 a.m. two days prior to publication deadline; notice must be published at least 10 days prior to the hearing); transmit to engineering/administrative staff for posting/ mailing
- _____ mail notices of public hearing to applicant and adjacent property owners within 300 feet (notice must be mailed at least 10 days prior to hearing)
- _____ post notice of public hearing at subject property/ask administrative support staff to prepare affidavit of posting
- _____ prepare staff report and resolution(s) for Planning Commission (PC) public hearing
- _____ distribute staff report and agenda to PC, applicant, staff, and city web site
- _____ conduct PC public hearing on zone change application
- _____ forward PC resolution(s) to City Council (CC) through the mayor (PC resolution(s) must be received by the mayor within 14 days)
- _____ mail PC resolution to applicant with cover letter indicating time/place of CC public meeting
- _____ prepare request for council action for CC public meeting (CC public meeting must be held within 60 days of mayor's receipt of resolution(s))
- _____ conduct CC public meeting on zone change application
- _____ mail CC ordinance (and resolution, if applicable) to applicant with cover letter
- _____ place copy of CC ordinance in rezone file located in engineering vault and add case to index contained in said rezone file

originals

9/26
Tom Stirling said

Steve Mader owns
this property
and will be
providing a letter
granting his
permission
for the
applicant
to act

as his agent
for the
rezone
(2-19-2)



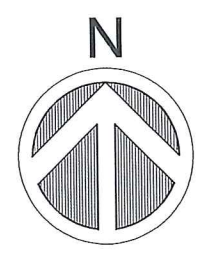
SUBJECT PROPERTY



ZONING DISTRICT BOUNDARY



CITY LIMITS



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LOCATION & ZONING MAP

CASE NUMBER
Z-19-2

RECEIPT NO.: 44284
DATE APPLICATION RECEIVED: 9.13.2019
DATE APPLICATION ACCEPTED AS COMPLETE: _____

CITY OF PULLMAN
ZONE CHANGE APPLICATION
Pullman City Code 17.115

APPLICANT:

NAME: York Acquisitions, LLC
ADDRESS: 1301 S. Capitol of TX Hwy, Suite B201, Austin, TX 78746
TELEPHONE: (512) 970-1317
STATUS (property owner, lessee, agent, purchaser, etc.): Purchaser

PROPERTY OWNER (if different than applicant):

NAME: Port of Whitman
ADDRESS: 302 N. Mill Street, Colfax, WA 99111
TELEPHONE: (509) 397-3791

PROPERTY LOCATION (general or common address): Property is located at Locust Grove Subdivison south of Albion Rd., west of SR27, north of Trinitas Housing Development.

REASON FOR ZONE CHANGE REQUEST:

Applicant requests a zone change on the subject property from a(n) l1 zoning district to a(n) R3 zoning district in order to Develop a student housing cottage type community and associated drive aisle, parking and amenities. In addition, the project will consist of the appropriate utilities to serve the project. This includes domestic water, sanitary sewer, and franchise utilities. The project will also include a large storm water collection, detention and bio filtration systems to mitigate the addition of impervious surface.

All information provided in this application is said to be true under penalty of perjury by the laws of the State of Washington.

Todd Davis 9/9/19
Applicant's Signature Date

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Applicant's Proposed Findings of Fact

- (1) Is the proposal consistent with the Comprehensive Plan?

Yes, this proposal is consistent with the comprehensive plan in multiple areas. Specifically, 'Chapter Six: Housing Element' where it mentions the goal to "Cooperate and communicate with City of Pullman, WSU and private developers in order to meet the demand for student housing". Another goal is to locate higher density housing, where the development will not have impact on existing neighborhoods. Also, R3 is directly adjacent to the South.

- (2) Is the proposal consistent with the purposes of the Zoning Code and the proposed zone district?

Yes, this proposal is consistent with the purpose of the Zoning Code for R3 land use. Chapter 17 of Pullman City Code allows multi-family housing in R3 zones, specifically duplex style developments, according to the residential use chart (17.70.030).

- (3) What is the relationship of the proposed zoning change to the existing land uses, and the zoning of surrounding or nearby property?

This property is currently zoned for light industrial development. The adjacent property south of this site is an R3 zoned student housing development which provides a similar style of housing proposed in this Aspen Heights parcel. To the north is a C3 zoned undeveloped commercial zone separating this site from Albion Road. To the west is an undeveloped light industrial zone. Further west of these properties is a single family, low density multifamily zoned parcel.

- (4) Has there been sufficient change in the character of the surrounding or nearby area, or in city policy, to justify the rezone?

Yes, the student housing development adjacent to this property to the south will allow this site to tie-in with the character of the surrounding area both aesthetically and functionally. This development would allow groups of students to remain in a relatively localized area as opposed to being mixed in many smaller sections of the city. This adds value to both the residents of the city as well as to the students themselves.

- (5) Is the property economically and physically suitable for the uses allowed under the existing zoning, and under the proposed zoning? Consideration should be given to the length of time the property has remained undeveloped compared to the surrounding and other parcels in the city with the same zoning.

Yes, this property is economically and physically suitable for both types of development. However, the property has remained undeveloped to this point largely due to the insufficient demand for industrial zoned property. Because of the low demand for industrial the available remaining industrial zoned properties within city of Pullman limits appear to be sufficient.

High density residential zoned properties are in high demand and rapidly becoming scarce, due to the continued growth of WSU and a high demand for student housing. For instance, the student housing to the south of this proposed development was 100% pre-leased months prior to its official opening. There are only two large parcels that are potentially available for purchase. One situated NW of campus and one SE of campus. Both parcels have topographical and access challenges not suitable for a duplex style student housing.

Also, as a result of this proposed housing community, along with the existing housing to the south, the commercial property, located to the north, will become more appealing. Having an immediate local supply of consumers will likely lead to development of retail and other support businesses in these lots relatively soon as compared to this land remaining vacant.

- (6) What is the relative gain to the public health, safety and welfare compared to a potential increase or decrease in value to the property owners?

Due to the increasing student population of WSU in the last years, as well as the projections for continued growth, the demand for housing has been steadily climbing in Pullman. These additional students will be coming to Pullman regardless of additional development and will be competing for limited housing options. Therefore, the benefit of this rezone to the public welfare will be more housing options, and ultimately a less congested city environment.

Public safety would be improved with this development in the form of creating a secondary fire access to the housing development adjacent to the south, as well as allowing the city water system to loop between SR27, Albion Road, and the recently constructed City of Pullman Water Reservoir #11 and Booster Pump Station #11. Based on the current level of light industrial demand in Pullman, there is no target date in sight for when this access and water connection would otherwise take place.

- (7) Is the proposal necessary to correct an error?

No, this proposal is not necessary to correct an error. It is an opportunity to adapt to the changing needs of the community and the immediate adjacent properties.

- (8) Are special conditions necessary to achieve compatibility of development with surrounding properties?

We do not anticipate the need for any special conditions to achieve compatibility of this development with the surrounding properties. All required permits will be obtained through their respective agency.

The Port of Whitman County grants York Acquisitions, LLC a Texas limited Liability company permission to act as his/her agent for the rezone for the land as described in the attached.

Seller

The Port of Whitman County

By: 
Joe Poire/ Executive Director

Date: 09-19-19, 2019

Address: Lots 14-18 and 22-25 of Locust Grove Industrial Park South Plat

Attention: Justin Rasmussen

Phone: (208) 310-3892

Email: Justin@palousecommercial.com

RECEIVED

SEP 19 2019

PUBLIC WORKS / PLANNING